



**1 Park Lane
Whitecourt, Alberta**

MLS # A2296053



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,632 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Storage, Vaulted Ceiling(s)		

Inclusions: na

Spacious and versatile home offering excellent flexibility for growing families! Currently configured as a 3-bedroom property for MLS purposes, this 1.5-storey home also features additional basement rooms that can function as bedrooms, office space, or hobby rooms—providing potential for up to 5 sleeping areas. The main floor showcases a unique and functional layout with vaulted ceilings, a large kitchen, and an open-concept dining and living area at the back of the home—perfect for everyday living and entertaining. A second, more private front living room near the entry offers a great space to relax or host guests. You’ll also appreciate the convenience of main floor laundry and a 2-piece bathroom located just off the garage. Upstairs features three bedrooms, including a spacious primary with its own 4-piece ensuite, plus an additional 4-piece bathroom for family or guests. Enjoy peace of mind with new triple-pane windows and updated plumbing, along with a large lot and RV parking. Ideally located in an excellent area close to amenities, this home offers both space and flexibility to suit your needs.